

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		FOREST ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	VENUTO NICOLINO & ANGELA			
Owner 2:				
Owner 3:				
Street 1:	66 SPRING VALLEY ROAD			
Street 2:				
Twn/City:	BELMONT			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02478		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 5,320 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3680 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.12213	Total SF/SM:	5320	Parcel LUC:	013	Res. / Comm.	Prime NB Desc:	ARLINGTON	Total:	405,719	Spl Credit	Total:	405,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4788.000	545,000		365,130	910,130
325	532.000		9,100	40,570	49,670
Total Card	0.122	545,000	9,100	405,700	959,800
Total Parcel	0.122	545,000	9,100	405,700	959,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		260.82	/Parcel: 260.82

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	545,000	9100	5,320.	405,700	959,800	959,800	Year End Roll	12/18/2019
2019	013	FV	420,000	9100	5,320.	405,700	834,800	834,800	Year End Roll	1/3/2019
2018	013	FV	420,000	7100	5,320.	272,400	699,500	699,500	Year End Roll	12/20/2017
2017	013	FV	395,000	7100	5,320.	260,800	662,900	662,900	Year End Roll	1/3/2017
2016	013	FV	395,000	7100	5,320.	237,600	639,700	639,700	Year End	1/4/2016
2015	013	FV	353,900	7100	5,320.	191,300	552,300	552,300	Year End Roll	12/11/2014
2014	013	FV	353,900	7100	5,320.	171,000	532,000	532,000	Year End Roll	12/16/2013
2013	013	FV	367,600	7100	5,320.	162,300	537,000	537,000		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
4/6/2009	Measured	201	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
4/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

058.0-0005-0001.0

PRINT

Date	Time
12/10/20	19:55:56

LAST REV

Date	Time
07/30/18	09:55:11

apro
4974



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	38499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

